Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 5 Massimo Court, Drouin VIC 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $1,285,000

Median sale price

Median price: $701,250.00 | Property type: *House* | Suburb: Drouin

Period - From: 01/07/2025 to: 30/06/2026 | Source: realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
26 Bunjil Drive, Drouin Vic 3818	$1,300,000	11/06/2026
4 Pepperell Drive, Drouin Vic 3818	$1,350,000	11/06/2026
919 Princes Way, Drouin Vic 3818	$1,350,000	24/10/2025

This Statement of Information was prepared on: 06/07/2026